101.0	0005	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,003,100 / 1,003,100
					USE VALUE:	1,003,100 / 1,003,100
					ASSESSED:	1,003,100 / 1,003,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SKAMBAS ARTHUR
Owner 2:	SKAMBAS MARIA
Owner 3:	
Street 1:	11 GREELEY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SALAS RAMONA -
Owner 2:	-
Street 1:	11 GREELEY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Clapboard Exterior and 2386 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6560.000	571,300		431,800	1,003,100
Total Card	0.151	571,300		431,800	1,003,100
Total Parcel	0.151	571,300		431,800	1,003,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.41 /Parcel: 420.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 65333

GIS Ref

GIS Ref

Insp Date 08/08/18

!8110!

PREVIOUS ASSESSMENT

Parcel ID 101.0-0005-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	571,300	0	6,560.	431,800	1,003,100		Year end	12/23/2021
2021	101	FV	555,100	0	6,560.	431,800	986,900		Year End Roll	12/10/2020
2020	101	FV	555,000	0	6,560.	431,800	986,800	986,800	Year End Roll	12/18/2019
2019	101	FV	414,800	0	6,560.	437,900	852,700	852,700	Year End Roll	1/3/2019
2018	101	FV	410,800	0	6,560.	326,900	737,700	737,700	Year End Roll	12/20/2017
2017	101	FV	410,800	0	6,560.	296,100	706,900	706,900	Year End Roll	1/3/2017
2016	101	FV	410,800	0	6,560.	283,700	694,500	694,500	Year End	1/4/2016
2015	101	FV	394,800	0	6,560.	240,600	635,400	635,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:45:07

LAST REV

Date	Time
08/29/18	10:58:19
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8110

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SALAS RAMONA	35268-590		4/12/2002		377,000	No	No		
BASTERI RAMONA	29218-510		10/5/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	65333
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/2013	1661	Alterati	12,500	C				
7/9/2008	537	Addition	105,000	C		G9	GR FY09	2ND FLOOR ADD

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	MEAS&NOTICE	CC	Chris C
3/5/2014	External Ins	PC	PHIL C
4/14/2009	Measured	197	PATRIOT
9/5/2002	MLS	MM	Mary M
4/6/2000	Inspected	276	PATRIOT
10/22/1999	Measured	256	PATRIOT
8/2/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6560		Sq. Ft.	Site		0	70.	0.94	5									431,758						431,800	

Total AC/HA:	0.15060	Total SF/SM:	6560	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	431,758	Spl Credit		Total:	431,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.09006703
Const Adj.:	1.00139987
Adj $ / SQ:	141.907
Other Features:	134337
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	598881
Depreciation:	27549
Depreciated Total:	571333

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

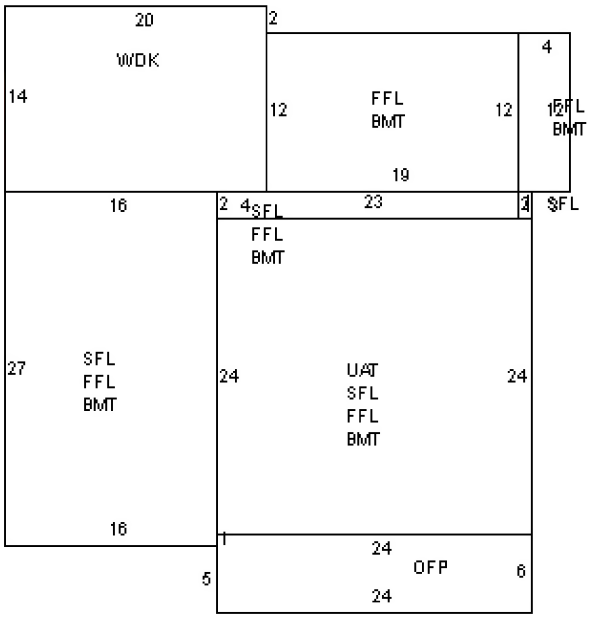
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	156.10
Special Features:	0	Val/Su Net:	133.36
Final Total:	571300	Val/Su SzAd	239.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,330	42.570	56,621
FFL	First Floor	1,330	141.910	188,736
SFL	Second Floor	1,056	141.910	149,854
WDK	Deck	280	9.580	2,684
OFP	Open Porch	144	28.000	4,032
UAT	Upper Attic	144	56.760	8,174

Net Sketched Area:	4,284	Total:	410,101
Size Ad 2386	Gross Area 4716	FinArea	2386

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0005-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc